

53 Clevedon Road, Tickenham, Clevedon, Somerset. BS21 6RB

£665,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Welcome to your dream home! Nestled in the highly sought-after area of Tickenham, this delightful three-bedroom property on Clevdon Road offers a perfect blend of modern comforts and idyllic countryside living. Boasting approximately 0.5 acres of lush garden to the rear, this residence is a sanctuary for nature enthusiasts and families alike.

As you step into the inviting entrance hall, you'll immediately feel the warmth and charm this home exudes. The spacious and sunlit living room provides an ideal space for relaxing with family and friends, creating memories that will last a lifetime.

Conveniently designed for versatile living, this property features three bedrooms providing ample space for a growing family or accommodating guests. The bedrooms offer privacy and tranquility, ensuring a restful night's sleep for all.

With a modern and well-appointed bathroom, everyone in the household will enjoy the utmost comfort. The master bedroom boasts the luxury of an en-suite, offering a private oasis for the homeowners.

Undoubtedly the heart of this home, the brilliant-sized kitchen/diner will impress any culinary enthusiast. Equipped with top-of-the-line amenities and abundant counter space, meal preparations will be a delight. The adjoining dining area provides the perfect setting for hosting delightful gatherings or enjoying family meals.

## FEATURES

- Detached Home
- Half an acre of garden
- 22ft x 19ft kitchen/diner
- Lounge & dining room
- Three Bedrooms
- Sought After Location
- Garage and ample parking
- Solar Panels
- EPC - C



## ROOM DESCRIPTIONS

### Entrance Hall

Stone chippings leading the way to UPVC double glazed obscure front door opening into entrance hall with access to all downstairs rooms and stairs rising to first floor landing.

### Living Room

13' 9" x 11' 1" (4.19m x 3.38m) UPVC double glazed bay windows with front aspect, wood burner and radiator.

### Dining Room

13' 1" x 11' 0" (3.99m x 3.35m) UPVC double glazed bay windows with front aspect, radiator.

### Bathroom

8' 9" x 9' 4" (2.67m x 2.84m) UPVC double glazed obscure window with rear aspect, low level WC, pedestal wash hand basin, free standing bath with mixer taps over, bidet and heated towel rail.

### Kitchen/Diner

22' 5" x 19' 3" (6.83m x 5.87m) UPVC double glazed french doors and single door to garden, UPVC double glazed windows to side aspects. Range of wall to base units with one and a half bowl sink and drainer, integrated four ring gas hob with extractor over, integrated eye level oven, space for fridge freezer and space and plumbing for washing machine. Centre island allowing further worktop space and storage.

### Stairs Rising To First Floor

### Bedroom One

16' 0" x 14' 11" (4.88m x 4.55m) UPVC double glazed juliet balcony with views over garden, built in storage cupboard and radiator.

### En Suite

UPVC double glazed obscure window to side aspect, low level WC, pedestal wash hand basin, fully enclosed shower cubicle with fitted shower attachment, radiator and heated towel rail.

### Bedroom Two

10' 6" x 11' 2" (3.20m x 3.40m) UPVC double glazed window to side aspect, radiator.

### Bedroom Three

10' 7" x 11' 0" (3.23m x 3.35m) UPVC double glazed window to side aspect, radiator.

### Rear Garden

Approximately 0.5 Acres of land out the back mainly laid to lawn, enclosed by trees and fencing, smaller patio area closer to the property allowing outside seating space, access to garage

### Front Garden

Mainly laid to stone chippings with small turf area. Parking for multiple vehicles

### Garage

Stone Chipped driveway leading to twin doors and power and lighting.



# FLOORPLAN & EPC

